



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, August 10, 2010 at 6:00 PM

Commissioners: Chairman Nellavan Jeglum, Vice Chairman Lois Beres,
Commissioners Eric Kauffman, Jason Patin, and Craig Porter

Next Resolution # 10-7

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL All present

4. APPROVAL OF AGENDA approved

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

- Craig Bradley-City MIS reported on the In-house Solar Project update: Regards to the school house, if someone wants it, they can remove it, The Fair Grounds, Historical Society, old town, no one has come forward saying they want it. How soon will it need to be removed? The plans are in progress and the solar farm will be around the school house a distance of 10 feet. It will have a fence around the solar farm but not the school house. We will not be touching the building. It is currently storage. If it is to be moved, it should be done before the panels go in.
- It is not original to this town. It was moved here from Kernville before the lake was filled. It has been extended and is not in its' original state. It is a concrete foundation with a wood frame. There is a 60' strip of land that extends through the park and house which still belongs to the County. We do not plan to clean up this county transfer of the 60' strip to build the solar project given projects constraints.
- Discussion: The groups have not responded, it might be better to get rid of it. Craig Porter is in favor of historical buildings but no one has come forward for this one. No grants available to aid in the move. If the building is destroyed, someone will complain. If anyone is interested, call Craig Bradley at the City and we can work on it.
- Matthew Alexander: Historical buildings may not be that important for this generation, but future generations might be interested. Maybe the fairgrounds could be a home for it.
- If this is brought to the publics' attention, maybe some group will recognize the value. It would need to be done within 30 days.
- Kernville came to look into the school house two years ago and did not see the value to move it back. We are going to contact again to see if Kernville wants it.
- Please contact Craig Bradley.
- Craig Bradley was thanked you for bringing it before the community.

6. PUBLIC HEARINGS - none

7. DISCUSSION ITEMS

7.a Study Session new Draft Sign Ordinance

- Matthew Alexander made a slide presentation with the history of sign ordinance. Input from Chamber, consultants, three drafts, community committee and finally to the Planning Commission. If the Commission approves, we will move forward with public hearings and then to adoption.
- The existing sign ordinance is 18 pages and has no graphics. The latest draft is down to 11 pages with graphics and has an additional section on design guidelines which is attached.
- Discussion from staff:
- Page 6: 26-6 Reference to another code? If it is information they have to have, include into this code.
- One persons perspective is not necessary the views of the other. Subjective?
- Needs to be black and white so someone can not argue about it.
- Who decides if the sign is consistent with the neighborhood? Anything that can be interpreted down the subjective path should be removed. The idea can not be enforceable. A staff person can not say what they like. The business person should have say to what the sign looks like, color, etc.
- Purpose: This is not an enforcement section.
- Need a handout. Guidelines, not part of an ordinance.
- Enforcement items, size in sq. feet. Needs to be clear, give approval first time around. Fewer ambiguities. Don't bounce around code, go to zone you are looking for and find what you need.
- Do we want to illuminate the Purpose section of the sign code? Need definitions.
- Consensus: yes
- Aggregate area: not referenced, do we want it in or out. It is defined at total area and not referenced in the document, then leave out.
- Incidental signs, guide signs.
- Monument signs – add no more than 8' add to definition if that what it is.
- Pole sign – overall height spelled out as 20', not to exceed.
- Sign area – current vs draft ordinance- do we want to allow counting the total of both or all sides of a sign or use the one side count and the other sides not count?
- Sign area on three sides of a build in a parking lot?
- Discussion on A comprehension sign plan. The plan can spell out how a complex or building displays each store.
- Taco Bell, three sides because corner plus parking lot.
- Free standing pads – if we give them credit for four sides, too much signage.
- Either the street or the public parking lot, used for public approach. Sign on each side? Allowable square footage:
- Consensus: Come up with a formula. Get credit for two sides. If on a street, two sides and parking. What if side is not access point? Are they entitled to a sign because you can see from the street.
- Intent approach of access and streets. If vacant lot next to building, why not put a sign on building side/rear, until the lot is built on.
- Monument signs help identify business in the center.
- Little Ceasers wanted to put sign on China Lake and Drummond.
- Discussion on Taco DelMar situation at Bowman and China Lake –WalMart The builder had options and it was decided at building stage what signage would be allowed at the center.

- Interpretation, not consistent- building frontage, needs to user friendly. Make the definitions consistent.
- All sides should have signage – Lets do some research so everything is clear. Staff can also draw more diagrams.
- Purpose again ; Add a one sentence for the Purpose. Agreed
- Little Earth signs around town, not allowable, off-site signs.
- Code Enforcement will enforce the new sign ordinance per Paul Wheeler
- Changeable copy every 30 seconds. Need more data and studies on electronic signs. Pam to distribute the Model Regulations Guideline of industry standards. She said the standard is 6 seconds.
- Banners – temporary signs
- Prohibited signs – Marquee Signs are not prohibited, remove from this section.
- Air Corridor – specific as to where – #18. MIA or Approach and Departure, helicopters fly down China Lake, South side of Inyokern Road, be specific, Make it all illegal (blowup devices)
- Tim Fox said flight corridors defined, plans don't always fly the corridors. If anything is of a concern, it should be city wide. Put In the City Sign Ordinance not the guidelines regarding any signs that may interfere with the operation of an aircraft.
- Agreed that one more study session was needed.

7.b Consideration of time for future Planning Commission and OTAP meetings

- Matt said it is too awkward to chop up the Planning Commission meeting. Consider starting OTAP from 6 pm to 7 pm and PC at 7 pm, or consider OTAP in a separate meeting as a round table.
- Discussion: This is too disruptive. Still struggling with the direction that OTAP is going. Take it out of such a structure forum and it would be better. We should not speak for the OTAP. Come up with a plan of when and where and time meeting should take place. Planning Commission needs to go back to being PC
- Consensus. Move to a different meeting
- Take into consideration the chambers is booked many nights.
- Suggestion 1st Tuesday of each month 6:30 pm for OTAP, Conference room. Beginning in September. Cancel the OTAP 25th meeting.
- OTAPC Quorum. Approved.

8. COMMISSIONER ITEMS

8.a Commissioner Update from City Council Committees

- City Org: Nellavan Jeglum reported usually the second Monday, postponed to August 16th.
- Quality of Life, Parks and Rec.- Jason Patin reported they were working on a procedure for naming the parks in the city, first draft was presented as last meeting.

8.b Commissioner Contacts

- Nellavan Jeglum, will meet with DR Horton tomorrow.
- Jason Patin met with Captain Wheeler regarding sign ordinance.,
- Craig Porter commented on Treasures to Cherish complained about Batting Cage property and their weeds. Make contact with Alta One, the property owner.
- Question regarding the Patel Motels, what is happening. Half finished. Do not appear to be doing anything. Looking pretty ugly.
- Jim McRea said there was a problem with the sewer. Some delays have not been their

fault.

- Question regarding abandoned buildings: Is there something in ordinance requiring that the property owner clean its abandoned business?. We can do it for them and charge them back through the Abatement Process. Have to properly notify them.

8.c Additional Commissioner Items

- Nellavan Jeglum – Wanted to make a comment regarding the Recall. Don't sign the ordinance for a recall; It will cost the City 100K for the voting process. If we can go back and undo the problem, it would be better. It is non-productive. The council is trying to fix the situation. Let them go forward. Don't create this situation and spend our tax dollars. At least we don't have the situation the City of Bell has.

9. STAFF ITEMS

9.a Report on the 2010 American Planning Association National Conference by City Planner

Attended in April 2010 – Concentrated on the downtown sessions

10. ADJOURN 8:18

FUTURE AGENDA ITEMS

August 24, 2010 Planning Commission Meeting

- **Public Hearing - Site Plan Review SPR-10-04 405 W. Ridgecrest Blvd., Jansen Animal Hospital**
- **Old Town Action Plan Committee Meeting**